



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, AUGUST 3, 2026, 7:00 PM

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM MEETING
(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Eugene LeDuc, Vice-Chairman Katherine Heminway, Regular members Miranda Graziani, Surendrakumar Thirumappan, Alternates Ron Brown, Ron Stomberg and Rodger Hosig

ABSENT: Regular member Sulakshana Thanvanthri

STAFF

PRESENT: John Colonese, Assistant Town Planner/Zoning Enforcement Officer and Acting Recording Clerk

I. CALL TO ORDER: Chairman Eugene LeDuc called the Zoning Board of Appeals (ZBA) meeting to order at 7:00 pm.

II. ROLL CALL

III. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

IV. PUBLIC HEARINGS:

1. V202607 – Paul Delli Santi, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35ft to 14ft for a front deck, covered entrance, and mobility ramp at 3 Orchard Avenue, APN 020-109-0000 in a Residential (R) zone.

Time: 7:01pm

Seated: LeDuc, Heminway, Graziani, Thirumappan, Stomberg

MOVED (HEMINWAY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202607 – Paul Delli Santi, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35ft to 14ft for a front deck, covered entrance, and mobility ramp at 3 Orchard Avenue, APN 020-109-0000 in a Residential (R) zone.

Paul Delli Santi was present to represent the variance request to reduce the front yard setback from 35 feet to 14 feet for a mobility ramp to the east side of the house. Paul explained the ramp would benefit his wife, who is a paraplegic. Paul confirmed that the existing steps would be refurbished and remain available as a normal exit from the house, with the steps stopping at the proposed deck extension.

Commissioner Stomberg noted that it appears like the only location where you can have the mobility ramp fit on the site and is in favor of the proposal. There were no public comments regarding the application.

MOVED (HEMINWAY), SECONDED (THIRUMAPPAN) AND PASSED UNANIMOUSLY TO APPROVE V202607 – Paul Delli Santi, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35ft to 14ft for a front deck, covered entrance, and mobility ramp at 3 Orchard Avenue, APN 020-109-0000 in a Residential (R) zone.

HARDSHIP: Non-conforming house; consideration given to the Americans with Disabilities Act to make accommodations for a disabled person.

V. NEW BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of July 6, 2026, Regular Meeting Minutes.

MOVED (STOMBERG), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE JULY 6, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion.

VII. ADJOURNMENT:

MOVED (GRAZIANI), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:09 PM.

Respectfully submitted,

John Colonese, Acting Recording Clerk